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341
The American
Institute of Architects
1946 APR - 5
WEEKLY BULLETIN

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Volume 20

DETROIT, MICHIGAN, APRIL 2, 1946

No. 14

WILLIAM C. ROHNS, ARCHITECT WAS NINETY ON MARCH 17, 1946

IT WAS LEARNED IN DETROIT a few days ago that Mr. Rohns has celebrated his ninetieth birthday on the seventeenth of this month, in Ann Arbor at 1103 Church Street. Many will join in congratulations to him and will welcome a word about him. After giving up independent practice in Detroit in 1912 he became so completely engrossed in other duties and was so many years away that this able technician and sensitive gentleman was almost forgotten by some. His quiet departure was echoed by an equally quiet return to Michigan and after a stay upstate he came to Ann Arbor which has something of the atmosphere of the university community in which he was born in Goettingen in 1856.

Born into a family of builders, — his grandfather built many of the University of Goettingen's structures, he completed the equivalent of an American technical junior college course and then for practical experience worked three years as a stone-cutter and assistant in a builder's office. There followed two years at the Hanover Polytechnicum, which he entered at the age of twenty, and five years with architects before coming to Detroit in 1883. Gordon W. Lloyd and E. E. Myers were among the prominent architects of the day and with them he spent some time before forming a partnership with Frederick H. Spier in 1884.



MR. ROHNS

(See ROHNS, Page 3)

MEETING OF THE DETROIT CHAPTER

The American Institute of Architects

Rackham Memorial Building, Detroit

WEDNESDAY, APRIL 10, 1946

Board Meeting, 4:00 p.m. — Dinner, 6:30 p.m.

SPEAKER, at 8:00 p.m.: Mr. George Matsumoto

SUBJECT: "The Better Chicago Competition."

Mr. Matsumoto, together with his teammates, Mr. Dave S. Geer and Mr. Edward W. Waugh, all of the office of Saarinen, Swanson & Saarinen, will discuss that team's prize-winning entry in the Better Chicago Competition, revealing some interesting facts about their approach to that problem.

President Ditchy has announced that time will also be devoted to discussion of matters to come up before the A.I.A. Convention scheduled at Miami Beach, Fla., May 8-9-10. It is important to have a good attendance.

Also at this meeting delegates to the Institute Convention at Miami Beach will be elected. Members are urged to return their reservation cards early, stating thereon whether or not they will attend the Convention, and serve as delegates if elected.

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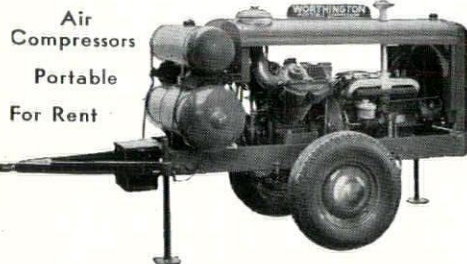
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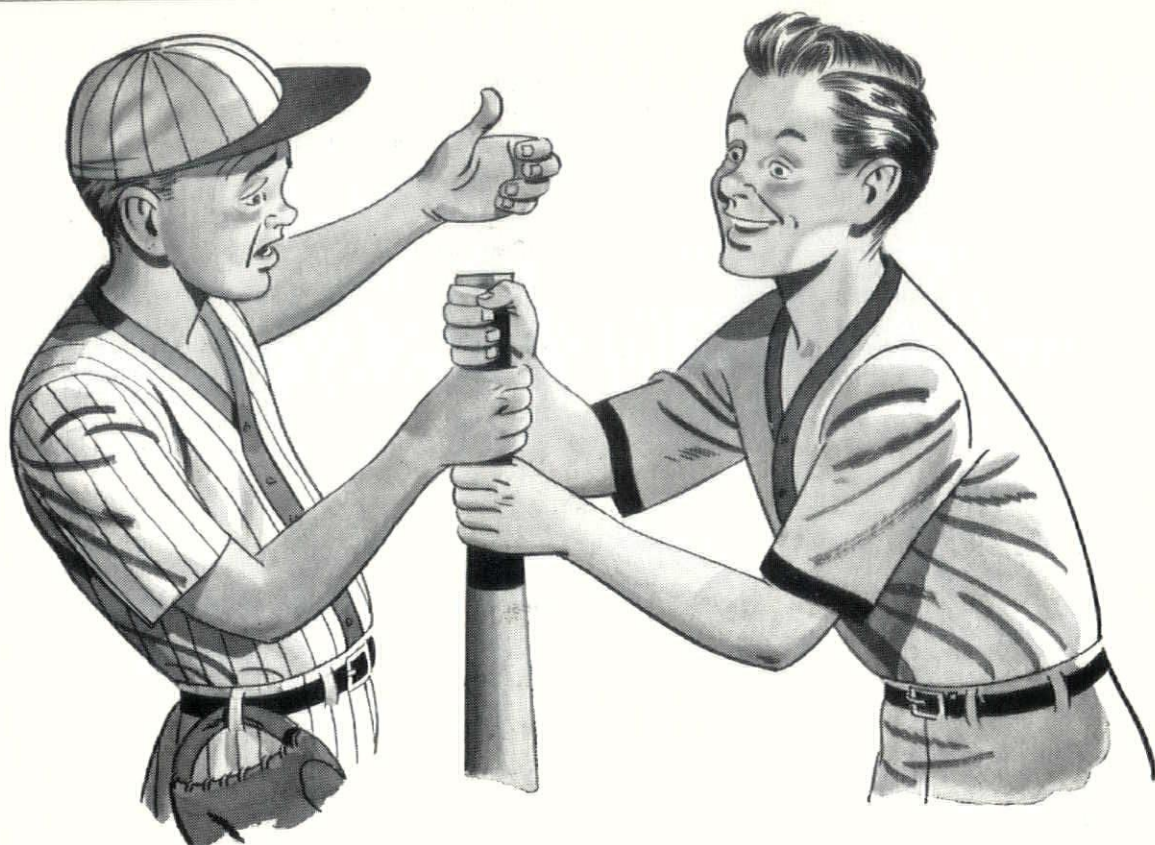
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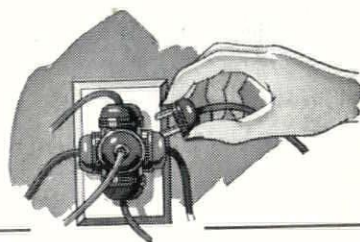
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THE DETROIT EDISON CO.

2A—MICHIGAN ARCHITECT PROGRESS OF BRITAIN'S RE-HOUSING DRIVE

By JOAN LITTLEFIELD

(Special to the Weekly Bulletin from
British Information Service)

The British Government's first statistical returns on the progress of its housing campaign show that by the end of January 3,469 permanent and 12,751 temporary houses had been constructed in England, Scotland and Wales. These figures may appear small, but as the London "Times" points out, they are not unsatisfactory when one considers the difficulties of the past six months, particularly as regards manpower.

Lack of materials is holding up the production of new homes. Plaster board is scarce for permanent houses, as it is being used for temporary dwellings. Bricks are not yet plentiful enough for the vast programs contemplated. There are too few iron gutters, and cookers and other fittings are short. Nevertheless, local authorities have been given approval for tenders for 45,294 permanent houses in England and Wales. A further 5,869 destroyed houses have had their sites cleared and are ready for rebuilding,

making a total of 51,163 permanent dwellings under contract. In Scotland, 14,853 tenders have been approved. Aneurin Bevan, Minister of Health, is giving the private builder a bigger role than was at first contemplated in Britain's housing program. Local authorities can engage private contractors to build houses for them, instead of having the work done on a tender basis. Up to the end of January, 28,711 licences were issued to private builders in England, Scotland and Wales for the construction of permanent houses.

In order to speed up its housing drive, the British Government has introduced a master plan for intensive production. It has three main points. Firstly, the Ministry of Supply, dealing with industry direct, is placing bulk "blanket" orders for huge quantities of home fittings; secondly, standard designs will be mass-produced, varieties of fittings being reduced to the minimum; thirdly, bottlenecks in certain industries, caused by war paralysis, will be eliminated.

In charge of the scheme is A.A. Saunders, Director-General of Housing Supplies of the Ministry of Supply. He has the power to take off all brakes on production, and he and his staff will deal direct with manufacturers in groups of industries. The "blanket" covers all firms capable of tack-

ling the job. Everything produced under "blanket" orders will be paid for through the normal channels on delivery.

Before the war, British industries produced components for 300,000 homes a year. With new acceleration methods, this figure can be far exceeded. Production of these components will probably forge ahead of the house-building program, but when the houses are available, the fittings will be there.

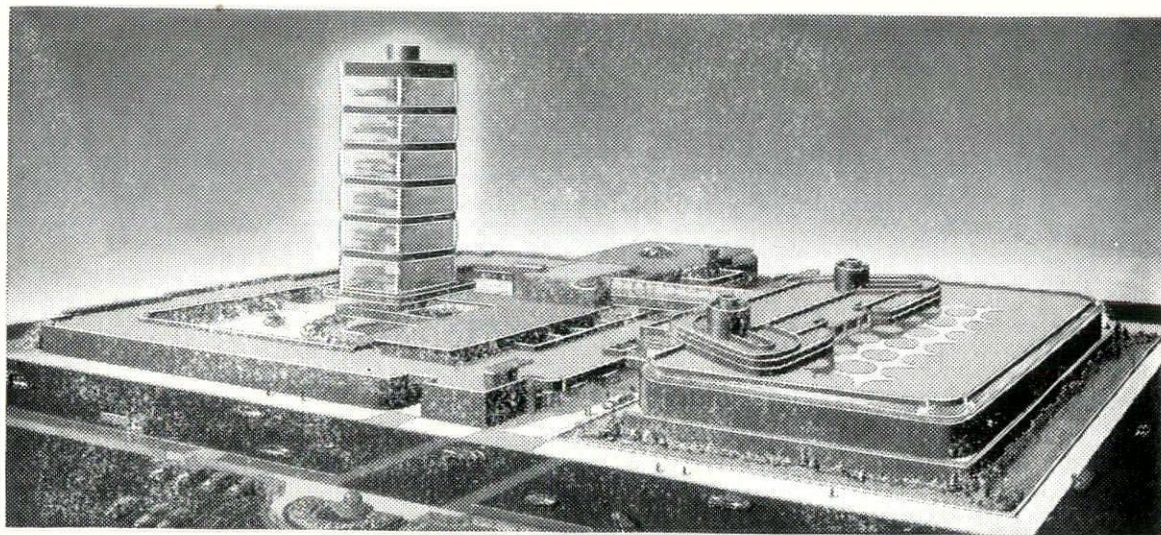
The current bottlenecks include iron foundry work which has lapsed in war, and the continuing timber shortage. Iron castings do not make weapons, but are still needed for drainpipes and cisterns. Standardization is likely to speed up this job and, if necessary, the Government will direct labor to this industry.

As the timber shortage is likely to last, steel is all-important. British steel supplies are good, however; war scrap is flowing into industry in ever increasing volume, and standardized steel fittings, and steel baths can be mass-produced.

(See BRITAIN, Page 6)

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15-STORY "TEST TUBE" DESIGNED BY FRANK LLOYD WRIGHT



A fifteen-story glass tower, designed by the famous architect, Frank Lloyd Wright, is the feature of a modern wax research laboratory to be built this year in Racine, Wisconsin, it was announced today by Herbert F. Johnson, Jr., president of S. C. Johnson & Son, Inc., of Racine. Johnson said:

"Our new building, which will mark the 60th anniversary of the founding of our business, will be a companion to the Johnson Administration Building which was also designed by Wright and completed in 1939. It will give us unsurpassed facilities for the development of better wax products for home and industry, and at the same time represent, I believe, as great a contribution to

business architecture as did our first Wright building."

The new Johnson's Wax laboratory is a compact, tall stack, rising 156 feet in the air, serviced directly from a circular masonry stem connected to floors at the center of each of the fifteen levels that make up the building. Each level is to be brilliant with sunlight in every part and air conditioned, heated, serviced complete from the central shaft.

Wright believes that the new Johnson Research Building will prove an inspiring example for American business—"inspiring business to make itself more effective by making itself more presentable."

ROHNS (Continued from Page 1)

Spier had come to Detroit to superintend construction of the Michigan Central Station on Third Street for Architect Eidlitz of New York. The new architectural office was in the Burns Block where now stands the Union Guardian Bldg., later in the Buhl Bldg. which preceded the present high structure. Within a stone's throw were the offices of Mason and Rice, Mortimer L. Smith and others.

The firm continued for 28 years receiving many commissions for railroad stations from the Michigan Central and the Grand Trunk, many of them reflecting the influence of H. H. Richardson as did the work of so many other architects. Beginning with the Central Station at Ann Arbor in 1886 the stations of Spier and Rohns were scattered from Portland, Maine to the Ashland Station in Chicago, with Ontario stations at Brantford and Allandale and some of those in Michigan at Lansing, Grand Rapids and Battle Creek. Buildings at Ann Arbor include the St. Thomas Catholic Church and, for the University, Tappan Hall and the Medical School during a period of modest appropriations and the building chairmanship of Regent Fletcher. One of Mr. Rohns' tasks was to replace the failing wood with steel trusses to support the dome over old University Hall. The Eberbach Building was one of Ann Arbor's first structures of re-inforced concrete.

Among important Detroit buildings by the firm is the large Sweetest Heart of Mary Church, with two towers 227 feet in height, and the former building of the Chamber of Commerce which now houses the Detroit Bank at Griswold and State. This is one of Detroit's earliest steel-frame structures and was awarded to the firm in a competition conducted by Professor Ware of Columbia University then advisor for numerous competitions.

After dissolution of the partnership of Spier and Rohns in 1912, Mr. Rohns devoted himself to building superintendence, his services being sought by eminent architects for monumental structures. First came the Detroit Public Library and the Crotty Memorial Fountain projects for Cass Gilbert; these were followed by the Detroit Institute of Arts by Cret, Zantzinger, Morie and Medary and for the same firm the great building of the Department of Justice, Washington, D. C., in which city the Folger Shakespeare Library by Professor Cret also claimed him throughout its construction. His services were also desired for the Federal Reserve Building by Cret; but at this juncture there intervened failing eyesight obliging him to retire.

Now there is evidence about his house and garden of the meticulous care which marked his work with architects on some of America's outstanding buildings. And now he is home, after a long period of exacting and great responsibilities during which his high competency, his "complete grasp of all construction and the faculty of knowing every part of the building together with his charming personality brought him recognition and the respect

and affection of all connected with the design and construction." Mr. Zantzinger, whom I have just quoted, adds that he "only wishes that all members of the profession might be like Mr. Rohns."

Emil Lorch, March 14, 1946

Dalton R. Wells

Dalton R. Wells, Architect and Engineer and member of the Detroit Chapter, A.I.A., died in Detroit March 9 at the age of sixty-seven. He was born at Whitstone, New York, June 22, 1878. After a long and varied experience in the fields of architecture and structural design, in part with Smith, Hinchman and Grylls, he became a member of the firm of Burrowes and Wells, Architects, in which he was most active in construction and building supervision. Among the buildings of the firm are those of the Detroit Tennis Club; United States Radiator Company, at Broadway and Grand River; a factory for the Murphy Chair Company; the Breitmeyer Flower Shop, Broadway and Gratiot; the Customs House, Walkerville, Ontario; St. Joseph Home for Boys on Burroughs Avenue, and numerous houses and stores.

He was active in the Detroit Architectural Club, and always helpful and ready to cooperate he served as voluntary teacher of building construction in the club classes as part of the educational plan for draftsmen of the Architectural League of America at a time when institutional instruction was less available than today. From 1908 to 1911, during the presidency of Frank C. Baldwin, he was a director of the league of which he was the last elected corresponding secretary and helped close up the affairs of the league when it was evident that the organization would not be revived. Others active at the time in the League were Ernest Wilby, Marcus Burrowes, Edward A. Schilling, Adolph Eisen, Wirt C. Rowland and the writer.

After the discontinuance of the firm of Burrowes and Wells, Mr. Wells returned to his field of specialization and was a member of the staffs of the Stran-Steel Corporation and Shreve, Anderson and Walker, and at the time of his death was with the architectural division of the General Motors Corporation.

Dean Freund to Speak

Clement J. Freund, dean of the University of Detroit College of Engineering, will address the West Michigan Chapter of the American Foundrymen Association Monday evening, April 11, in Grand Rapids.

His topic will be "Opportunities for Young Men in the Foundry." Dean Freund is a member of the American Society of Mechanical Engineers, Society for the Promotion of Engineering Education, Engineering Societies Personnel Service Inc., Tau Beta Pi, Pi Tau Sigma, Michigan Engineering Society, Architects, Professional Engineers and Land Surveyors, Engineering Society of Detroit and Associated Technical Societies.

Beaver Elected To Plasterers' Board

Albert Beever, well known Detroit plastering contractor, has been appointed by the Executive Committee of the Contracting Plasterer's International Association as secretary treasurer of that organization. He has had many years experience in his industry, as well in his trade association work.

Born in London, England, he has been a resident of Detroit since 1905. He began the plastering trade in 1909 as an apprentice with the Vinton Company of Detroit, then one of the leading contractors of the middle west, and in 1913 entered the office of the company as estimator in their Lathing and Plastering Division. In 1916 he started his own lathing and plastering business under his name and has been continuously engaged in it to the present time.

Some of the more notable jobs undertaken by him during his thirty years in the plastering business are: The Detroit Police Headquarters Building; the Detroit Water Board Building; remodeling of the Detroit Athletic Club and Statler Hotel; a number of Detroit theatre buildings, churches and prominent residences; also several units of the University of Michigan at Ann Arbor.

Mr. Beever is a charter member of the Detroit Plasterers' Association, which was organized in 1916, and has been its secretary-treasurer for the past 20 years. He also has been a member of the Contracting Plasterers' International Association since its inception in 1918. He has attended most of the International conventions and served on many of the important convention committees. For many years he has been chairman of the Joint Arbitration Board of the Detroit Association, and represents the Detroit Association on the Board of Governors of the Detroit Building Employers Labor Relations Council and is a past president of the Builders and Traders Exchange. Active in civic affairs, he is president of the Grosse Pointe Woods Civic League—his home community—and president of the Pierce Junior High School Parent-Teacher Association.

GEO. H. MIEHLS, President of Albert Kahn Associated Architects & Engineers, Inc., was scheduled to address a joint meeting of the Rochester Society of Architects and the Manufacturers Association of Rochester at Rochester, April 1. He was expected to discuss design trends and materials availability in the industrial and commercial construction fields.

O

C. LYMAN CRANE has rejoined Merrill, Lynch, Pierce, Fenner & Beane, security house, in their Detroit office, as a registered representative, after three years in the Navy, Cyrus H. K. King, resident partner, has announced. Crane, son of C. Howard Crane, A.I.A., architect of Detroit and London, England, was with the old firm of E. A. Pierce before its merger with Merrill Lynch in 1931. Prior to that he had been active on Griswold Street for several years.

BRITAIN (Continued from Page 4)

The Government is insisting on a high standard in all products, but mass orders should keep prices down and eventually reduce the cost of houses.

Under the "blanket" plan, electric and gas fittings are being standardized; pressed steel gas cookers are in mass production; back-to-back stoves, now a standard fitting in temporary houses are to be mass-produced and used, it is hoped, in permanent homes; "package" kitchen units have been ordered in bulk and temporary houses will have steel kitchen bathroom units. One firm, on war production twelve months ago, is now turning out 1,200 steel baths a week.

In a determined effort to speed up the delivery of temporary houses, the Ministry concerned in the housing drive, has set up sixteen factories where, for the first time, pre-fabricated homes can be made completely. Five of these will produce exclusively for the London area. In addition, 512 contracting firms will continue to turn out component parts.

The Ministry of Works has recently set up a group of experts to see that the new houses contain some at least of the things most British housewives dream of. Their chairman is Professor James Mackintosh, Dean of the London School of Hygiene, a man who "notices things about the house."

The Professor wants built-in wardrobes; dressing tables so designed that children could use them as desks when they do their homework; ovens at table-height, to avoid unnecessary stooping; hatches between kitchen and dining room, so that a mother, working in the kitchen, may keep an eye on her children; and domestic laundries attached to housing estates, which a housewife can have to herself for half a day a week.

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March 18, 1946

Mr. William C. Rohns,
Church St.,
Ann Arbor, Michigan.

Dear Mr. Rohns:

On behalf of the Michigan Society of Architects, assembled in its 32nd Annual Convention, I have the pleasure of expressing to you the hearty congratulations and good wishes of the Society on the occasion of your ninetyieth birthday.

Most cordially,

ROGER ALLEN, President,
Michigan Society of Architects

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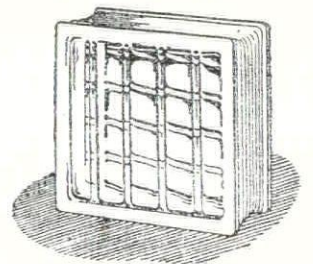
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WEEKLY



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Volume 20

DETROIT, MICHIGAN, APRIL 9, 1946

Number 15

Chapter Meeting To Feature Prize Winners

Matsumoto, Geer, Waugh will discuss their design, at Rackham Building.

WHEN MEMBERS of the Detroit Chapter, A. I. A. convene at the Rackham Memorial Building for their regular monthly meeting next Wednesday evening, three young men of the office of Saarinen Swanson & Saarinen will display and discuss their designs which won the \$10,000 First Prize in the Chicago Herald-American's Better Chicago Contest. George Matsumoto, David S. Geer and Edward Waugh are the three who have thus distinguished themselves and brought further credit to an outstanding office.

The plan which they submitted bears the complete endorsement of Everett Kincaid, Executive Director of the Chicago Plan Commission.

"Everything that the commission has considered favorably for inclusion in a comprehensive plan to be published in a few days for the guidance of architects in future construction here is included in the prize-winning Herald-American plan.

"In fact, I am amazed at the details and perfection of the plans which won the awards."

City Building Commissioner, Paul Gerhardt, AIA, speaks in a similar vein:

"What we have seen here is convincing proof that we already have complete plans for rebuilding Chicago into ideal communities."

Ernest Grunsfeld, Jr., AIA, who shared in second prize, added:

"We must start following these plans immediately. If we do we will build a better and greater Chicago."

Jerrold Loeb, AIA, a contest judge, said he and other judges had expected mere suggestions from contestants, but:

"They not only told us what to do, but how to do it. There were many worth-

ADDED FEATURE

Since the original announcement of the Chapter dinner meeting scheduled for Wednesday, April 10, in the Rackham Building, arrangements have been completed to join with the Civic Affairs Committee of The Engineering Society of Detroit for a program devoted to the proposed changes to Detroit's Zoning Ordinance, requiring parking areas in connection with new building projects of a commercial nature.

Following the Chapter Dinner at 6:30, a brief business session will be held, to elect delegates to the Institute's Convention at Miami Beach, May 8, 9, 10. The meeting will then adjourn to the Small Auditorium in the same building, where Messrs. Matsumoto, Geer and Waugh will be heard. This program will be open to the public. No charge for admission will be made.

Mr. George F. Emery, City Planner-Secretary of the Detroit City Plan Commission will speak on the proposed ordinance changes, and a question and answer period will follow. This is a most important meeting and should attract a large number of architects.

while ideas submitted. It would be unwise not to follow them."

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A secondary unit would be the community, composed of four or five neighborhoods.

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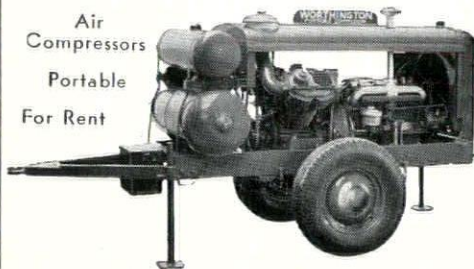
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The Master Plan

by Henry S. Churchill, A.I.A.

A Master Plan, be it noted, is not a blue print. It is not an "official map." It is not a map at all, although parts of it may be in the form of maps. It is an accumulation of interpreted data, financial, social, physical; it consists of fact, fiction, surmise, and wishful thinking; of maps, notes, photographs, suggestions. It is, as the planners of TVA put it: "Not one goal, but a direction. Not one plan, once and all, but the conscious selection by the people of successive plans."

A master plan therefore is not something static, but alive and ever-changing as circumstances change. It must be continually brought up to date, and continually kept before the public, for a master plan in which the public does not participate is not a master plan but a set of blueprints for an ivory tower.

For a master plan to be of influence, it must have a direction and a philosophy—the one implies the other. Most planning commissions are so puzzled about the economics of accomplishments, so confused as to their objectives, and so scared of the real estate interests and the "practical men," that they have found no direction, much less evolved a philosophy upon which to rest, for good or ill, the foundation of their planning. They draw back from the attacks they know will be made on any long range ideas, no matter how tentatively presented, they fear the sneers of the men of immediacy. These up-and-downers are in the saddle, they have immediate objectives and need no direction since they are not going anywhere except where they are.

The master plan and the official city map thus represent the extremes of planning: the one a vision of things long hoped for, the other the evidence of things now seen. . . . In between, a sort of bridge from one to the other, is the zoning law. If the master plan is a guide and the official map a record, zoning is an instruction and restraint. Zoning can be the most powerful tool yet devised for effectuating the purpose of the master plan. Its origin and present low estate have been previously mentioned: what is important now is the fact that the essential validity of zoning is an instrument of public welfare has been upheld by the courts. The control of land use and of building bulk has thus been established, and in some jurisdictions the direct control of density, i.e. persons per acre, as well. Within the broad framework of the master plan it is therefore possible to assign zones of use, bulk and destiny which become more and more precise and restrictive as the area zoned becomes more fully developed. A zoning law, unlike the master plan, is a series of legally adopted maps, but unlike the official map these can be varied, within reason, by a board of appeals, without recourse to the local legislative body for the variation. This gives limited flexibility. Wisely used, therefore, zoning can promote the objectives of the master plan by controlling land-uses not only in general areas, but also where necessary along particular highways or specific spots so that conformity to the master plan of

London Letter

From C. Howard Crane, A.I.A.

It is a little indefinite at the moment as to just when I shall be able to get over to the States, because I am just completing the purchase of a building in which I expect to move my offices. The deal is all complete and now in the hands of the solicitor to put together and tie up, and I hope to be moving in before the first of May this year. My address will be 7 Buckingham Gate (will be sending you formal announcement).

Seven Buckingham Gate is indeed an address, as it is directly across from the Ambassadors' Court and entrance to Buckingham Palace. I will really be on the King's door-step here. It is a five-story building and I intend to occupy the upper three floors for offices and rent the lower two floors. I shall send you a picture of it one day, as soon as we get some of the bomb damage repaired, such as broken windows, etc.

I am sorry that I can't be in Detroit by April tenth. I am flying to Ireland on that day, to spend a few days with the Marquess of Headford, near the Lakes of Kilarney, and Mrs. Crane and I expect to have a grand time.

I am working on a large garage scheme, of the De Humey type. It is supposed to be the largest garage in Europe, as it will house about 1,500 cars under one roof. I shall send you a picture of it as soon as it comes to reality.

Please give my best regards to all my friends there.

Welsh Speaks

Kenneth Welsh, AIA, vice-president of the Grand Rapids Store Equipment Company, spoke on "Lighting and Brightness for Selling" at a meeting of the Connecticut Chapter, Illuminating Engineering Society, recently in Hartford.

Mr. Welsh received degrees in architecture from Michigan and Pennsylvania universities and is a member of the urban committee of the American Institute of Architects, the store lighting committee of the Illuminating Society, and the American Society of Planning Officials. He also is chairman of the Grand Rapids Planning Commission.

Professionals Meet

The Interprofessional Council of Detroit met at the Rackham Building in Detroit for its First Annual Banquet, March 26. William A. Freimuth, of the legal profession, president of the group, presided and introduced the presidents of the six other organizations, who were at the speakers' table.

Following dinner the two hundred attendants adjourned to the Small Auditorium of the Engineering Society where the respective presidents spoke on the organization and objectives of the Council. A goodly number of architects were in the audience to hear Clair W. Ditchy, FAIA, president of the Detroit Chapter, AIA, speak for our profession.

transportation, for instance, would be ultimately attained.

A. C. D. G.

The Architects Civic Design Group, of which Branson V. Gamber is chairman, and Miss Helen Fassett, secretary, met at dinner at Kingsley Inn, Woodward Ave., and Long Lake Road, on Wednesday, March 13, following which the group adjourned to Cranbrook, where a progress check-up of work done to date was made, in order to be ready for the special meeting to be held on May 15, at which civic groups will be invited.

The May 15 meeting will be at 7:30 p.m. at Cranbrook. The program includes an explanation of the organization, by Buford L. Pickens; explanation of basic thinking, by Eliel Saarinen; presentation of the work of the group, by three or four members, followed by open discussion, and review by Mr. Saarinen.

The March 13 meeting afforded opportunity to bring members up to date on progress being made, and to make plans for expansion of the group's activities.

Letter to The National Architect

From Wm. H. Kinderdine,
341 E. Second St., Moorstown, N. J.

I enjoy your magazine which has been sent me. I want to be one of the paying subscribers so I am sending you a money order for \$1.00 as soon as I can get down town to mail it.

I am not a big Architect, my jobs have never cost over a limited amount of money but each time a change comes over the country I take on new hope.

Recently I received from the state a copy of the laws governing my profession and in the front of the list of practicing architects who have paid their fee and are permitted to practice for another year there is a clause: "Each Registered Architect whose name appears in this list is requested to report to the Secretary of the State Board of Architects, the name and address of any person known to be practicing as an Architect, whose name does not appear on this list."

I am now dickering with a business man who wants to build a house. He informed me that he can go into Gimbel Brothers Department Store and buy a set of Better Homes and Garden Plans.

Today, while waiting at a neighboring blue printer's, I saw a window display which advertised the House of Tomorrow Exhibit on the fifth floor. I went up and asked the manager if he would send me some clients. He stated that the corporation had a set rule, so he could not do it. Then on my way out I ran into the Better Homes and Garden Display in charge of a floor walker. They had a counter of plans which they wanted to interest me with and showed me the Beauty in Stone House number 908.

I showed my card and told them I was a registered architect and if I understood

(Cont. on Page 4)

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Letter (Cont. from Page 3)

the state laws correctly, the plans they were selling were illegal and that I could not understand how the state laws would apply to me and not to them. If it was fair that I was not allowed to earn my living without being registered, why were they not registered also, for when I had my lawyer look the law up, he told me that every law which appears on the statute books applies to everybody residing in that state alike. Everybody is governed by the same laws.

I know, for not long ago I received a caller in my office in New Jersey, a friend of the family who wanted to build a house in Pennsylvania. He laid a retaining fee on the table and told me to go to work. I explained that I was registered in New Jersey and although I had practiced in the state of Pennsylvania before the law went into effect, I was in the army when the law was passed and after discharge was too ill to declare my intentions with the Pennsylvania State Board and therefore let it slide and that I did not practice in Pennsylvania and felt that I did not need the registration and that one job would not warrant the loss of time and expense involved in getting registered.

Now the problem for all architects is this: We helped again to fight this second war and had to take a war job besides. Cheap prefabricated house concerns stand in, get plenty of material and hang on to it.

While there is such a crying need for the good people of this country, especially those being evicted with no place to go, one can't buy real estate, let alone rent a house in these parts. The excuse of the builder is that he cannot figure because he cannot get material, or the prices are too high.

We cannot all be large architects, we have to have smaller ones as well.

What would an army be like if everyone in the army was a captain?

There would be no one left to handle the details. It would not work.

So it is with the architects. It may sound unprofessional, but something ought to be done for the man who is trying to make this a better place in which to live. We all know of schemes by shysters, where a publishing house is selling cheap plans. I thought it was bad enough when the retail lumber companies issued books and advertised. Most of my clients would not patronize them and the building inspection departments would not pass them. It was then a matter of public safety, although many people could not realize it.

I cannot see how a cheap plan is much good. If a building collapses there is no one to hold. The Ladies Home Journal Plans are ideas only. They are not practical. In our state one cannot buy stone for love or money, and the cost of transporting is so great that stone is prohibited and poured concrete is too expensive on a moderate priced house where the owner's capital is limited.

Just imagine building a competitive house these days with a large central hall

which means lost space, and a fireplace 9'-0" wide.

An architect must have his price for doing his work and that price is not competitive and cannot be competitive if he is to do his work right.

I think it is against all laws of decency that a department store should enter this field, and haven't we had enough to contend with during this war without making matters worse and harder for the average man to get along? I thought they were going to encourage the return to normal prewar conditions.

You are an editor and your judgment is of a high standard, but this is hard to believe that the law says no to one and yes to another.

I think the secretaries of states should be notified of this condition and I do not understand how they can sell their plans in the larger cities where the architects have to place their seals on their plans before the municipalities will pass them.

What do you think? Don't you think this problem ought to be rewritten by someone more capable and given publicity?

By airing the problems of the smaller architect you will help the entire architectural profession and especially those returning veterans who want to get started again.

I have had these same arguments used against me in the last war.

Everyone was crying against the unregistered after the last war. Why should we not do so again and warn the unwary of the pitfalls in the use of unwarranted plans?

If we are going to be architects, let's be architects wholeheartedly.

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even in the rural districted areas, to protect the public against shacks that would naturally be built without them, I think this is now our opportunity to do something.

Someday I will renew my registration in Pennsylvania and will go back to my old territories and former contacts, but for the time being, if I have to pay special taxes to practice, I want some protection along with it the same as real estate brokers give members of their profession and even you have to have a licensed barber to cut your hair.

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DETROIT, MICHIGAN, APRIL 16, 1946

No. 1

THE PATMAN HOUSING BILL

By DOUGLAS WHITTOCK, Chairman of the Advisory Board, Producers' Council, Inc.

IT HAS BEEN CHARGED on several occasions that anyone who opposes any of the terms of the Wyatt program is for that reason opposed to the building of homes for veterans. That statement is completely unfounded. The Producers' Council and its members are as eager as anyone else to build a maximum number of new homes, and it is for that very reason that we have opposed Mr. Wyatt's subsidy plan.

We oppose the subsidies because we are convinced that the subsidy plan will fail in its purpose. It is our studied conclusion that none of Mr. Wyatt's various plans for paying subsidies, incentive bonuses, or premium payments will encourage maximum production.

We therefore feel justified in saying that those who insist on the subsidy plan and oppose ceiling price adjustments, are themselves working against the best interests of the veterans, though they may not realize that fact. They are working against the veterans because they are advocating a plan that will build fewer houses—a plan that will make it impossible to achieve the goals set up by Mr. Wyatt. If the necessary number of dwellings is to be provided, it is imperative that a practical and workable plan be adopted for breaking the bottlenecks which are retarding the building of homes.

The Council endorses HR 4761, as it passed in the House. We believe that the bill in that form gives Mr. Wyatt all of the authority he needs to expedite the building of homes. Indeed, Mr. Wyatt already has, by Executive Order, all of the major powers which would be conferred on him by the bill in question, and is in position to speed up home building without further delay.

The one bottleneck in the way of all-out

home building is the shortage of certain building products. Manufacturers believe that this shortage can be overcome most quickly and economically not by means of subsidies, but by means of judicious increases in the ceiling prices on scarce building materials and equipment. The flow of scarce materials is being seriously retarded because existing ceilings do not now permit manufacturers to produce those items at a profit.

We oppose on four principal counts the premium payment subsidy plan advocated by Housing Expediter Wyatt:

First, because existing capacity is sufficient to supply all of the scarce materials needed to fulfill the Wyatt program, without subsidizing the erection of new plants.

Second, because the subsidy plan would reduce the number of houses built during the period when subsidies remained in effect.

Third, because the subsidy plan would lead to unnecessary, hidden inflation.

Fourth, because the alternative—adjustment of ceiling prices—would lower the cost of building homes for veterans, whereas the subsidy plan, even if effective, would merely prevent costs from rising, according

to the proponents of that plan.

The one dominant goal of everyone concerned is to build as many suitable new homes as possible in the shortest possible time. A second goal is to build these houses at the lowest attainable cost. The subsidy plan would defeat both of those objectives.

Study of the productive capacity of plants manufacturing building products shows clearly that existing plants can produce this year enough of the current scarce materials and equipment to permit complete fulfillment of the housing program proposed by Mr. Wyatt.

The study was made by a committee recognized economists at the request of the Producers' Council, national organization of building product manufacturers. The major conclusions are confirmed by report previously issued by the U. S. Department of Labor.

The study shows unmistakably that there is no need to appropriate huge sums from the Treasury for the purpose of manufacturers, as has been proposed by Mr. Wyatt. Nor is there any need to adopt a program of tax amortization to expedite the building.

(See WHITTOCK, Page 3)

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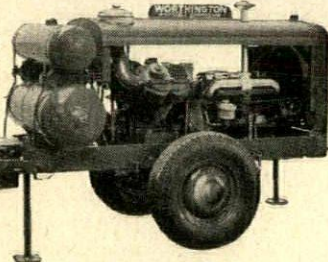
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THE ARCHITECT

by E. P. McFADDEN, President
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There is a vast difference between the order-taken and the creative salesman. The latter not only gets the business, but he gets his fair prices. Successful creative selling in furniture sales means close work with the Architect. He is almost without exception a fine gentleman and all the word "Gentleman" implies.

He does not know furniture nearly so well as you and we know it. Neither does he know as much as we know about its proper application. He is wise enough to know that he does not know, and at the same time wise enough to deeply appreciate the counsel of a truly sincere and well informed creative furniture salesman.

The true creative salesman will advise as sincerely when doing so costs him money, as when it makes him money. This attitude finally makes the Architect a follower of the true creative salesman. They become partners, and the cleanest partners in the business world. There then exists an admirable mutual respect.

Since the Architect is a gentleman, it is good that he is at the same time a Dictator. His contract with the client makes him supreme. The better the Architect the more he becomes the tactful, diplomatic Dictator. The good Architect really runs the job—even Federal jobs.

Few salesmen are capable, without special training, of working with this gentleman, the Architect. They are not big enough to understand how to work with and service this Dictator, or to understand his unselfish ethics.

So, therefore, in my opinion, the man or men you send to work with your Architects must have an educational and idealistic background comparable to that of the Architect himself. If you will do this, combined with the excellence of the Peabody line, your success will amaze you.

Edmund Kuhlman, 57, of 4643 Balfour, was elected president of the City Plan Commission, succeeding Milton C. Selander, an attorney. Kuhlman, a builder, has been a member of the commission since 1943.

Selander will remain a member of the group. Helen L. Fassett, of 13205 La Salle Blvd., was elected vice-president.

Miss Fassett is with the office of Smith, Hinchman & Grylls, architects and engineers.

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MEETING
MICHIGAN CHAPTER
American Society of Heating and Ventilating Engineers
at the
H. H. Rackham Educational Memorial
MONDAY, APRIL 15, 1946
DINNER 6:30 p.m.
MEETING 8:00 p.m.
SPEAKER: *Mr. Thomas A. Walters*
Head of Research Department, American Blower Corporation.
SUBJECT: *"Fan Sound Levels and Selection."*

Henry F. Stanton, FAIA, recently spoke on "How to Plan and Build Your Home" at the Redford Branch Library.

The meeting was sponsored by the Detroit Public Library and the adult education division of the Board of Education.

* * *

The common dust rag may soon be as obsolete a household item as the kerosene lamp.

Dr. O. R. Sweeney, professor and head of chemical engineering at Iowa State college, told the Iowa chapter of the American Institute of Architects recently that there soon would be furniture that would repel dust electrically.

* * *

JOHN L. POTTLE, AIA, recently reopened his architectural office at 15515 Mack Ave., Detroit 24. The telephone number is TUxedo 1-2988. John is the son of the late George Pottle, distinguished Detroit architect and member of the Institute.

* * *

TRANE COMPANY announces that J. D. Cantwell, manager of the Detroit District office of the company, has made additions to his staff: Anthony Kernjack, assistant manager; David S. Falk, sales manager. Other members of Cantwell's organization are Lloyd J. Moore and Dorothy L. Spencer.

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New State Engineering Society

Organization of the Michigan Society of Professional Engineers was begun at a recent meeting in Detroit.

Donald Trefry, of the Detroit Edison Co., chairman of the constitutional committee, states that the society will be dedicated to a fight for recognition of the true professional engineer.

The membership committee, with W. H. D. Hinchman and George A. Newhall as co-chairman, was authorized to receive applications for charter memberships, until the constitution and by-laws are formally be considered. The next meeting will be held in the Wardell-Sheraton at 6 p.m., April 17.

Arthur C. Tagge Scholarships

The College of Architecture and Design of the University of Michigan is pleased to announce that two Arthur C. Tagge Scholarships in the amount of \$325 each may be awarded again this year.

Candidates may be students in architecture, landscape architecture, painting, or design, and shall have been in residence in this College for at least one semester. Preference will ordinarily be given to advanced students.

The scholarships will be awarded for the fall term of 1946-47. Awards will be made only if the qualifications of applicants are considered adequate. Application should be made before June 1, 1946 to the Office of the Dean, 207 Architecture Building, Ann Arbor, Michigan.

Wells Bennett, Dean

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WHITTOCK— (Cont. from Page 1)

of new plants. Existing capacity is more than ample, provided that capacity is put to work with the aid of judicious adjustments of ceiling prices on the standard low-cost material needed to build low-cost homes.

The Council's production estimates show that there is ample capacity not only to meet the Wyatt home building goal in 1946 but also to permit \$9 billion of other types of construction, including repairs and maintenance.

We realize that these capacity and production figures do not agree with some of the statistics produced by government agencies. But that is to be expected, for the government seemingly is going out of its way to prove that there is not sufficient plant capacity, in order to justify their subsidy program. If they admitted that there is sufficient capacity now, the whole argument for their subsidy program would be shot from under them.

Mr. Wyatt himself argued against the need for subsidies when he stated unequivocally to the Committee that in cases where wage-price adjustments were involved he favored the use of ceiling price adjustments, rather than subsidies. He inferred that he would use his powers to order the OPA to make the necessary price adjustments.

If that is his intention, there is no need whatsoever for any subsidy plan, because in the case of building materials, fabricated components, or raw materials, wage-price problems are the only obstacles to full production which would in any way be affected by the subsidy plan at the present time.

Once the necessary price adjustments were made, there would be a full flow of needed materials, all current requirements quickly could be met, and materials costs would drop as production increased and the forces of competition came into play.

Instead of building more homes for veterans, the subsidy plan would mean fewer new homes. That is true for three reasons:

1. Months would be required to assemble and train the huge staff of government employees needed to execute the subsidy plan. Weeks more would be required to assemble and analyze the necessary cost data and to determine who should get subsidies and how much should be paid to each manufacturer. Every day of delay in arranging to pay the subsidies would mean the loss of a thousand or more homes.

2. The subsidy plan would not result in maximum production of materials, because the payment of subsidies would encourage inefficiency. Payments of this type put a premium on inefficiency because every increase in efficiency is accompanied by the risk of a reduction in the amount of the subsidy payments.

3. Mr. Wyatt has stated that the subsidies would be used to put new producers and "marginal" producers to work.

Yet by far the greatest increase in production must come from existing plants which are prepared to expand production on a moment's notice. Without the maximum output of existing plants, it would

be impossible to produce enough materials to meet his housing goal. Months would elapse before new plants could be brought into mass production.

These marginal producers are not needed to meet the requirements of Mr. Wyatt's program; few of them were operating in 1941 when the industry produced more than enough materials to meet 1946 housing goals.

No one has claimed that the subsidy plan would lower the cost of home building. Proponents of the subsidies merely claim that subsidies would prevent further increases in building materials costs.

Yet the fact is that adjustment of ceiling prices would permit a substantial reduction in the cost of scarce materials and hence in the cost of homes and the FHA has full authority under Priority Regulation 33 to see that these savings are passed on to the veteran in the form of lower prices for homes.

Ceiling adjustments will lower building costs because:

1. Builders today are unable to buy the low-priced standard grades of certain building materials. Those grades are not being produced, because of inadequate ceilings. Instead, builders are compelled to buy the higher-priced standard grades which are available, though in limited quantities, because existing ceilings permit those grades to be manufactured at a profit.

Use of these higher-priced grades substantially increases the cost of home building today. If prices of low-priced standard grades were revised, those grades could be produced in quantity and builders no longer would have to pay the extra cost of luxury grades. This would reduce the cost of building homes.

2. Many builders find it necessary to buy a good part of their materials in the black market, which exists only because the total supply of needed materials is inadequate. If price ceilings were adjusted, the supply of standard building products quickly would increase to the point where there would be no need for a black market. This would reduce the cost of building homes.

Paying subsidies would not end black markets because production would not be increased sufficiently.

3. Builders today are compelled to increase the selling prices of their homes because they experience long and costly delays in construction due to slow delivery of materials. The delays are due to the low production which is not sufficient to supply everyone. These delays mean extra labor costs, extra interest charges, and deterioration of construction already completed in the unfinished home. These delays have to be added to the cost of the home.

Increasing the flow of materials, with the aid of ceiling price adjustments, would eliminate these unnecessary delays and thus would lower the cost of building a home.

Mr. Wyatt has the power now to order the OPA to make the needed adjustments at once. The OPA has the data needed to make the adjustments without delay. Every

day which Mr. Wyatt loses by insisting on his subsidy plan means fewer new homes built.

Mr. Wyatt should use his authority now to break the bottlenecks and get home building started on an all-out scale. That is the quickest and most certain way to help the thousands of veterans who need new homes.

Broecker Receives Citation

Erwin L. Broecker, AIA, who returned to Detroit at the end of last year after serving as lieutenant in the Navy since October, 1942, has been honored for his part in completing the Navy's vast construction program. The Citation read:

The Secretary of the Navy takes pleasure in commending

LIEUTENANT ERWIN L. BROECKER
UNITED STATES NAVAL RESERVE
for service as set forth in the following:

CITATION:

"For outstanding performance of duty as Head, Marine Corps Section, Bureau of Yards and Docks, from April 1, 1944, to September 1945. Providing exceptional knowledge and experience in problems of construction and architectural design, Lieutenant Broecker ably collaborated with the Marine Corps in formulating detailed plans for the completion of a vast construction program. By his sound judgment, unremitting personal efforts and energetic devotion to the solution of current construction problems, Lieutenant Broecker aided materially in providing the Marine Corps with adequate housing and training facilities essential to the training and service of Marine personnel throughout varied shore establishments and his exemplary conduct throughout reflects the highest credit upon Lieutenant Broecker and the United States Naval Service."

A copy of this citation has been made part of Lieutenant Broecker's official record, and he is authorized hereby to wear the Commendation Ribbon.

JAMES FORRESTAL
Secretary of the Navy

Broecker was stationed at the Bureau of Yards and Docks, in Washington, as project manager in charge of

Marine Corps and Naval Reserve Laboratory Construction. He was born in Buffalo, N. Y. where he received his early education. After graduating from the College of Architecture, University of Michigan, he worked in various Michigan architects' offices, he was on the staff of several Detroit banks as architect, became registered by examination and started his own practice in 1930. At present he is with the Melvin F. Lanphar Company, of Detroit.



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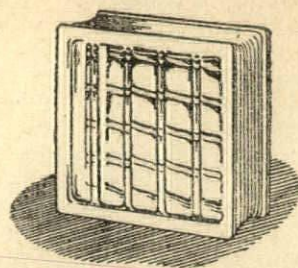
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Volume 20

DETROIT, MICHIGAN, APRIL 23, 1946

No. 17

WAGNER-ELLENDER-TAFT HOUSING BILL

An Analysis by Miles L. Colean, F.A.I.A.

The Proposed General Housing Act of 1945 Title I "National Housing Agency"

- (1) This title perpetuates the coordination of all governmental housing activities (except farm housing in part) under a National Housing Administrator who is "responsible for the general supervision of the administration" and "the coordination" of the "functions, activities and programs" of the following constituent units (Sections 103-104):
 - a. The Federal Home Loan Bank Administration, comprising all the activities formerly under the direction of the members of the Federal Home Loan Bank Board.
 - b. The Federal Housing Administration.
 - c. The Federal Public Housing Authority, which succeeds to all the functions of the U. S. Housing Authority and all the wartime federal public housing activities.
- (2) These constituent units presumably retain the operating powers and responsibilities vested in them or their predecessors under existing legislation (Section 104). Their commissioners appoint their own personnel and make their own reports as to their operations (Sec-

Special Meeting — Detroit Chapter, A.I.A.

RACKHAM BUILDING, DETROIT, TUESDAY, APRIL 23, 1946

Board Meeting, 4:00 p.m.; Dinner, 6:30 p.m.

Speaker: Mr. John McGillis, of the Detroit office, CPA, will explain the new procedure with regard to construction, under the Wyatt Act. A question and answer period will follow. Delegates to the A.I.A. Convention are urged to attend, in order that they may be instructed on this subject.

Also to be discussed is a related subject: The Wagner-Ellender-Taft Bill, S.1592 (The National Housing Bill). It is expected that A.I.A. representatives will testify at a hearing on this Bill, before the House Committee, and it is desirable that they voice the opinion of the profession as a whole. Read the analysis by Miles Colean, FAIA, in the Weekly Bulletin, and come prepared to discuss it.

tions 108 and 111). Their rules and regulations may be reviewed for conformity to "general policy." (Section 112) No mention is made of budgetary control. No power is given to the Administrator to transfer functions.

Title II "Research, Market Analysis, and Local Planning"

- (3) A sum of \$12,500,000 is authorized for technical and economic research by the National Housing Administrator. A further sum of

\$25,000,000 is authorized for grants (on a 50-50 basis) to localities for making local housing market analyses (Sections 201 and 202). These authorizations are intended to be utilized over a 5-year period. Loan funds now existing for public housing purposes may be advanced for preliminary surveys, plans, and other preparatory work incident to public housing operations (Section 203).

(See BILL, Page 3)

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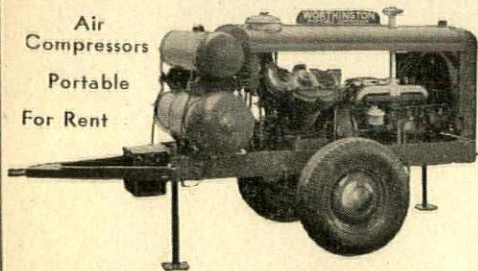
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Bill (Cont. from Page 1)**Title III "Amendment to Existing Aids to Privately Financed Housing"**

- (4) Federal Savings and Loan Associations in addition to existing authority, are authorized (Section 301):
 - a. To make any type of loan insured under Titles I and II of the National Housing Act or guaranteed under Title III of the Servicemen's Readjustment Act.
 - b. To lend up to 15 percent of their assets on mortgages without regard to type, location, or amount.
 - c. To invest up to 15 percent of their assets in properties where income is insured under the yield insurance program (Title VII of this bill).
- (5) The Home Loan Banks are authorized to make advances (up to 90 percent of unpaid principal) on the security of FHA improvement loans, FHA mortgages, and Veterans' loans. Uninsured mortgages up to 25 years maturity are made eligible for advances (Section 302).
- (6) The base for issuing Home Loan Bank debentures is broadened to cover "the obligations of, or fully guaranteed by, the United States" held by the Banks (Section 303).
- (7) The dividend rate on the stock of the Federal Savings and Loan Insurance Corporation held by the HOLC, is reduced to correspond to the current rate on HOLC bonds. The Secretary of the Treasury is authorized to purchase the obligations of the Insurance Corporation. The dividend rate on the insurance is reduced from 1/8 percent to 1/12 percent (Sections 305 and 306).
- (8) FHA Title I home improvement loans are permitted to have 5 year maturities. Insurance is provided for maximum loans of \$10,000 with 7 year maturities for improvements to other than single family properties. (Section 307).
- (9) All restrictions in respect to the proportion of total FHA insurance that may be written on existing property and to the period during which such insurance may be written are removed (Section 308).
- (10) The permissible maturity for all FHA mortgages on new construction is increased to 25 years (Section 309a).
- (11) Every insured mortgage may, in the discretion of the Administrator, contain provisions permitting payments for both interest and amortization to be lapsed because of hardship, and permitting the amortization period to be extended sufficiently to make up for the lapse, provided no single extension is for more than 1 year or total extensions more than 3 years (Section 309b).
- (12) Where any Title II or Title VI

FHA mortgage is paid in full prior to maturity, prepaid insurance premiums are to be refunded in such proportion as is equitable, irrespective of whether the payment of the mortgage is by refinancing with an FHA mortgage, or otherwise (Section 310).

- (13) Where the borrower under an insured mortgage is a veteran, provision is made for extending the maturity of the mortgage for a period equal to the veterans' period of military service (Section 311). This provision facilitates the veteran in exercising rights already granted to him under the Soldiers' and Sailors' Civil Relief Act.
- (14) In all cases hereafter where mortgages are insured on new construction, the "principal contractor" will be required to provide a warranty for one year against defects in materials and workmanship and against "any violation or breach of, or noncompliance with, any specifications, covenants, or conditions set forth in any of the construction contracts, or any technical standards of construction and design prescribed or approved by the Administrator." (Section 312). The effect of this requirement would undoubtedly be similar to a prevailing wage requirements applied to all FHA new construction mortgages. The latter is not presently included in this legislation but probably will be demanded during the hearings.
- (15) The authority to include in FHA debentures an allowance for foreclosure costs is extended indefinitely (Section 313).
- (16) Provision is made for insuring loans on rental properties up to \$250,000 principal amount without the requirement for corporate ownership or regulation by the Administrator (Section 314). This provision in effect restores Section 210 of the National Housing Act which was repealed in 1939.
- (17) Insurance is made available on rental housing loans up to \$50,000,000 where the mortgager is subject to regulation under a state housing law. Taxes and interest during construction are permitted to be included in the appraisal of cost. The loan limit on a per room basis is raised to \$1,500 (all in Section 315).
- (18) The maximum examination fee for rental housing mortgages is raised 1 per cent of the mortgage amount (Section 316).
- (19) Any profits from the sale by the Administrator of foreclosed rental property go to the benefit of the Housing Insurance Fund rather than of the mortgager (Section 317).

Title IV "Privately Financed Housing for Families of Lower Income."

- (20) "This title is not designed to supplant or alter any of the existing

systems of mortgage insurance under the National Housing Act, but rather to supplement them with special systems of mortgage insurance for families of lower income who require more favorable than such existing systems offer" (Section 401).

- (21) Proceeding on this declaration, provision is made for the insurance of 95 percent mortgages to home owners and 85 percent mortgages to builders where the principal amount does not exceed \$5,000. Such mortgages may not carry an interest rate in excess of 4 percent and may have a maturity of 32 years (Section 402). On transfer of the property to the Administrator after default and foreclosure, the mortgagee is to receive debentures covering an amount equivalent to what he would have received had the mortgage been paid in full plus reimbursement for foreclosure and conveyancing costs, less an amount equivalent to 1/2 percent of the unpaid principal at time of default (Section 403). Losses are to be covered by the Mutual Mortgage Insurance Fund.
- (22) Where the Administrator finds that there is need for lower rental housing than can be provided under the existing terms of Section 207 of the National Housing Act, insurance is provided for mortgages on rental property up to 90 percent (instead of 80 percent) of value. Insurance of mortgages up to 95 percent of value is provided for properties owned by Mutual Ownership Corporation, non profit corporations, Federal or local instrumentalities, or limited dividend corporations regulated under Federal or State housing laws (Section 404).
- (23) The interest rate on such mortgages may not exceed 3 1/2 percent and maturity may not exceed 40 years. The maturities of such mortgages may be extended for three additional years to prevent foreclosure due to decline in income because of adverse economic conditions. In case of continued default, after such extension, the mortgage may be transferred to the Administrator in return for debentures covering the full amount outstanding on the mortgage (including any lapsed interest payments) less 1/2 percent of the unpaid principal amount outstanding (Section 405). Losses are chargeable against the Housing Fund set up under present Section 207.
- (24) The authority of National Mortgage Association to make loans insured under the existing Section 207 of the National Housing Act (rental housing) is extended to cover all types of mortgages

provided for in this Title of the new act (Section 406).

Title V "Direct Private Investment in Housing for Families of Moderate Income." (Yield Insurance)

- (25) Under a title (Title VII) added to the National Housing Act, the Administrator is, in cases of wholly debt-free investment in rental properties, authorized (up to a maximum liability of \$1,000,000,000 to insure to the investor a minimum yield of $2\frac{3}{4}$ percent of the outstanding amount of the investment plus a maximum annual amortization of 2 percent of the original amount of the investment (Section 501-701).
- (26) The insurance remains in force until 90 percent of the investment has been amortized. (Section 501-701).
- (27) A premium of $\frac{1}{2}$ percent per annum of the outstanding investment is provided for. If the income of the property, after operating costs and taxes, is not sufficient to pay the premium, the unearned portion of the premium is waived for that year, to be made up later from excess earnings, if any. An initial examination fee up to $\frac{1}{2}$ percent of the estimated investment is allowed (Section 501-703).
- (28) Rents on insured properties are established (or may subsequently be readjusted by agreement at an amount not lower than necessary to cover all operating expenses (including property taxes and investment insurance premiums), amortization, and an annual return of $3\frac{3}{4}$ percent on the outstanding investment and "not higher than necessary to meet the need for new dwellings for families of the incomes proposed to be served" (Section 501-704).
- (29) Earnings above $3\frac{3}{4}$ percent are to be allocated on a 50-50 basis to additional yield and additional amortization until the yield reaches 4 percent, after which all excess earnings go to amortization (Section 501-705).
- (30) The investor is required to submit to the Administrator an annual financial statement covering the operation of the property (Section 501-706).
- (31) Claims against the insurance are payable in cash at the end of any operating year during which earnings have not been sufficient to pay the insured yield of $2\frac{3}{4}$ percent after amortization, operating expenses and taxes. (Section 501-707).
- (32) Whenever the claims paid equal 15 percent of the original investment, the Administrator has the right to take over the property on

payment of debentures (at not over $2\frac{3}{4}$ percent interest or 40 year maturity) in an amount equal to 90 percent of the outstanding investment. In any case where operating losses (not covered by the insurance) equal 5 percent of the original investment, the investor has the right to turn the property over to the Administrator and to receive debentures on the basis just stated (Section 501-708).

- (33) The insurance contract may be otherwise terminated at the option of the investor on payment of a penalty to be prescribed by regulation by the Administrator. The Administrator on his own part may terminate the insurance for cause as determined by regulation (Section 501-709).
- (34) A new Housing Investment Fund of \$10,000,000 is provided to cover losses under this Title. If the fund is insufficient, claims will be paid by the Treasury, as is case with the other FHA funds (Section 501-710).

(To be continued in next issue)

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Volume 20

DETROIT, MICHIGAN, APRIL 30, 1946

No. 18

WAGNER-ELLENDER-TAFT HOUSING BILL

An Analysis by Miles L. Colean, F.A.I.A.—(Continued from last issue)

Title VI "Land Assembly for Participation by Private Enterprise in Development or Redevelopment Programs."

(35) A redevelopment project may be carried out in (a) an area comprising existing slum housing, in which case the proposed redevelopment may involve any appropriate use of the land, or (b) any "deteriorated or deteriorating area or open urban land which because of obsolete platting or otherwise impairs the sound growth of the community or open suburban land essential to the locality for sound community growth," provided in this case that the area so acquired is redeveloped primarily with new housing (Section 602).

(36) A redevelopment project includes the acquisition of land, demolition of buildings and all work necessary to prepare the land for its designated future use. It does not include "the construction of the buildings contemplated by the redevelopment plan" (Section 602).

(37) Every project must have local initiation, conform to a comprehensive local plan, and be approved by the local governing body or by an agency designated by the local government. Maximum opportunity is to be given to privately financed redevelopment. Purchases of reclaimed land must agree to devote the land operations within a reasonable period of time and to give families displaced by the project first claim on new housing providing they are able to pay the rents charged. Before any project is undertaken there must be a showing that sufficient decent, safe, and sanitary housing is available to take care of displaced families (Section 603 and 604).

(38) Federal loans are made available for interim financing, up to 5 years, and for long term financing (45 years) where the reclaimed land is leased rather than sold. Loans of \$500,000,000 for interim financing and \$50,000,000 a year for each of the next 5 years for long term financing are authorized (Section 605).

(39) Any difference between the total cost of the projects in any locality (including acquisition, demolition and land preparation) and the proceeds from sale (including the capitalized value of leased land) is borne 2/3 by the Federal government and 1/3 by the locality. The Federal government's part is paid in the form of annual contributions equal to the carrying charges on 45 year financing. Lump sum payments in lieu of contributions may be made by the Federal government after 10 years. Annual contributions up to \$4,000,000 per year for 45 years may be contracted for during each of the next 5 years (Sections 606, 608a).

(40) The issuance of local bonds for financing redevelopment is facilitated in the same manner as provided for public housing projects (Section 607).

(41) Federal contributions will not be available unless the capital proceeds from sale or lease are 50 percent or more of the total cost of the projects in the locality. (Section 608b).

(42) Prevailing wages as determined by the Secretary of Labor are required to be paid on any work in connection with site preparation for redevelopment (Section 609). This provision, however, does not apply to buildings erected by pri-

vate investors on the reclaimed land unless required by other law

(43) This activity is to be administered by a director appointed by the NHA Administrator (Section 610c)

Title VII "Aid to Localities for Low Rent Housing." (Public Housing).

(44) This Title amends the United States Housing Act and restores public housing operations under that Act. It requires local initiation of projects and approval by the local governing body. It attempts (in Section 701) to assure the carrying out of these purposes by:

a. Requiring that there be at least a gap of 20 percent between the upper rental limits in the public project and the lowest rent "at which private enterprise is providing (through new construction and existing structures) a substantial supply of decent, safe, and sanitary housing."

b. Providing that tenants admitted to the project shall have previously lived in bad housing conditions (veterans excepted) and shall have incomes previously "fixed by the local public agency (and approved by the Authority) for admission of families of low income to such housing."

c. Providing that whenever the incomes of tenants increase so that they "can afford to rent or purchase decent, safe, and sanitary housing provided by private enterprise" they shall be required to vacate, if such dwellings are available.

(45) Veterans are to be given admission preference to new public housing projects for four years (Section 702).

(See BILL, Page 3)

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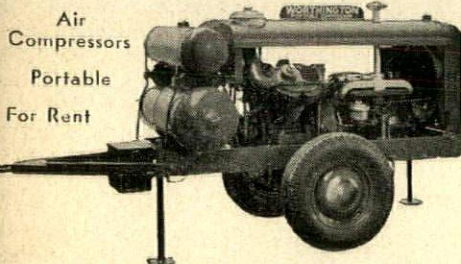
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Chapter Hears of Civic Affairs

The Detroit Chapter, A.I.A., met at the Mackham Building on Wednesday evening, April 10 for its regular monthly dinner meeting. Following dinner members adjourned to the small auditorium to hear George Matsumoto, Edward Waugh, and David Geer discuss their winning designs in the recent Better Chicago Competition. In a most interesting manner, the three young men of the office of Saarinen & Hanson told of the philosophy back of their design, presenting slides of the original drawings, which were on display in the foyer of the auditorium.

Following this program Mr. Sam Dean of the ESD Civic Affairs Committee introduced Mr. George Emery, secretary-treasurer, of the Detroit City Plan Commission, who spoke on the proposed changes to the Zoning Ordinance, having to do with off-street parking of automobiles, when permits are issued for future construction of commercial or industrial projects. A question and answer period followed.

Immediately following dinner, president Ditchy announced that a special Code Committee had been appointed, also that Henry F. Stanton, FAIA had accepted the assignment as chairman of a committee to take steps to resume the Honor Awards given some years ago by the Chapter.

The president also announced that the following had signified their intentions of attending the Institute's Convention in Miami, May 8, 9 and 10: Messrs. Kenneth Black, George Diehl, Ditchy, Gabler, Gamble, Alvin Harley, Hughes, Kapp, Morison, Carlisle Wilson, Zisler and Dean Bennett, Ann Arbor. Watts A. Shelly, executive secretary of the State Board of Registration, will also attend.

Others from Michigan, known to be planning on going are Roger Allen of Grand Rapids, Adrian N. Langius, of Lansing, Frantz and Spence, of Saginaw.

* * *

MR. JOHN MCGILLIS, District Manager of the Civilian Production Administration in Detroit, was the guest speaker at the chapter's dinner meeting on April 23. He spoke to 100 members on some problems of the Veterans Housing Program, Order No. 1, which restricts certain types of construction. The speaker explained that the order does not restrict roads, poles and similar works, but does restrict buildings in connection therewith. He stated that "beginning of construction" was interpreted to mean when materials had been incorporated into the building. If it could be shown that this took place before March 1, 1946, the work would be permitted to proceed. The issuance of authority does not carry with it priority, however. Mr. McGillis said that all of the construction at could be considered as essential or giving a bearing in favor of veterans housing would be permitted. He stated that to date approvals had outnumbered denials by two to one. His best guess was that by the end of this year the restrictions

Richard H. Marr

Richard Henderson Marr, A.I.A., distinguished Detroit architect, passed away at his home, 1186 Edison Ave., on April 23, after a long illness. He was 60 years of age.

Born in Detroit, where he received his early education, he attended Harvard University, and gained his early experience in the offices of Detroit architects. He began practice here in 1910 and became registered when the original law went into effect in 1915.



Marr

He had also faithfully served as officer and committeeman for the Detroit Chapter of The American Institute of Architects.

With offices in the Architects Building, 415 Brainard St., which building he designed, the firm was reorganized last March 1, to include his son, Carl B. Marr, A.I.A., under the name of Marr & Marr, Architects.

The work of Richard Marr was characterized by excellence of design and a refinement that only the meticulous attention to detail of one who loved his work could impart. Many fine residences and other important structures attest to his being truly a great architect in all that the word implies. For more than a year he had been constantly engaged in modernization, mostly interior, of the Detroit Athletic Club, which original building was the work of the late Albert Kahn.

His summer residence, "Weeholm," near Pontiac, a delightful place, was the scene of Chapter and Society board meetings, long to be remembered by his fellow officers.

Besides his son Carl, he leaves his wife, Irma B.; a daughter, Margaret E., and his mother, Mrs. James A. Marr.

He was a member of the Detroit Athletic Club, Detroit Institute of Arts Founders Society and other civic, Engineering Society of Detroit, social and professional groups.

Architects Score Again

The Architects and Engineers Division of the Professional Unit, Detroit Chapter, American Red Cross, this year under the chairmanship of William Edward Kapp, AIA, has far exceeded its quota. The 1946 goal was set at \$4,000, the receipts to April 18th amounted to \$8,415. This represents 210 per cent of the quota. Detroit architects have consistently gone over the top with such fund-raising campaigns, for instance, Charles N. Agree with the War Chest Campaign and this one with Bill Kapp at its head.

would be removed.

A question and answer period brought out many points of benefit to architects.

Studies Mausoleums

Alvin E. Harley, AIA, of the Detroit architectural and engineering firm of Harley, Ellington and Day, Inc., has left on an extended tour of eastern and southern areas to inspect community mausoleums and cemeteries.

Nationally known for his mausoleum designs, Harley will first confer with cemetery owners in Newark, N.J. on the establishment of a mausoleum there, then with owners of historic Fort Lincoln Cemetery in Washington, D.C.

In Atlanta, Ga., he will fulfill business engagements, then proceed to Miami Beach, Fla. to attend the annual convention of the American Institute of Architects May 8, 9, and 10. Following the convention, he will go to Havana by plane.

Harley will be accompanied on the tour by the Rev. Raymond S. Clancy, diocesan director of social action and director of archdiocesan cemeteries in the archdiocese of Detroit. Father Clancy will study the newest ideas in mausoleum design in connection with the planning of a mausoleum for Holy Sepulchre Cemetery, Detroit.

Early Detroit Architects

To Edward A. Schilling, AIA we are indebted for the loan of a clipping from a Detroit newspaper containing an article and picture of the Detroit Architectural Club. The picture is captioned "From a flashlight taken in the Club rooms on the opening night recently. Some of the prominent members were not present." Accompanies it is an article entitled, "When Architects Fraternize."

The subtitle states that the Club was organized in 1895, for the study and promotion of architecture. The article follows:

"The idea of drawing together the draughtsmen of the city was first conceived by Edward A. Schilling and Richard Milner. With the assistance of Alex. Blumberg, a number assembled in the Museum of Art and formed the Detroit Architectural Sketch Club on Sept. 16, 1895. Among the charter members were Edward A. Schilling, Richard Milner, Alex. Blumberg, Emil Lorch, George H. Ropes, John Maier, R. Gies, F. Barnes, J. Gillard, L. Reisher and others. The first directorate was formed as follows: President, Emil Lorch; vice-president, George H. Ropes; Secretary, Edward A. Schilling; treasurer, Richard Milner; Directors, A. Blumberg, J. Maier and F. Barnes.

"Study and promotion of architecture and the allied arts, and to bring into social relations those interested in this object, were the declared purpose of the society. March 4, 1896, the club was incorporated under state laws. The early activities of the club consisted of competitions and sketch problems and the giving of a series of public lectures on architectural subjects."



Harley

Bill (Cont. from Page 1)

- (46) The construction cost limits for new public housing projects are set at \$1,000 a room, except in cities of more than 500,000 population, where the limit is \$1,250, and in Alaska, where the limit is \$1,750. Limits relate to construction cost only and refer to no work executed beyond the building walls (Section 703).
- (47) A number of amendments are offered to facilitate financing of projects by local authorities, which in effect constitute a guarantee of the financial charges by the Federal Government (Section 704a). No further Federal loans are contemplated for the permanent financing of projects.
- (48) The National Bank Act is amended to permit national banks to purchase local authority bonds (Section 704b).
- (49) Subsidy contributions are made available for projects consisting of remodeled existing dwellings purchased or leased by a local authority. Contracts for contributions on rehabilitated dwellings may run for only 30 years (in contrast to 45 years for new construction) and the amount of the annual payment may be increased to cover the higher rate of amortization (Section 705).
- (50) Additional Federal contributions in amounts of \$22,000,000 a year for 45 years are made available for each of the next 4 years. The total number of public housing units to be constructed during the 4 year period is limited to 500,000 "without further authorization from the Congress" (Section 707).
- (51) The term "public housing agency" is changed to "local public agency," presumably with a view to facilitating the combination of public housing and redevelopment activities in the community (Section 708).

Title VIII "Housing on Farms and in Rural Areas."

- (52) The FHA provisions relating to the insurance of loans on farm property are amended to eliminate any requirement for the construction or repair of buildings (Section 801).
- (53) Wherever the circumstances of a farm family are such as to prevent it from obtaining the credit necessary to provide a decent, safe, and sanitary dwelling, the Secretary of Agriculture is empowered to make loans on the following basis; interest at 3 percent, maturity up to 40 years, security satisfactory to the Secretary. Thus no limit on loan-to-value ratio is prescribed. Payments may be varied in accordance with variations in income (Section 802).

- (54) Similar loans "not in excess of the amount that the Secretary finds can be repaid within the useful life of the housing" may be made to farm owners, or groups of farm owners to provide "adequate housing for seasonal agricultural workers" (Section 803).
- (55) The Secretary is authorized to borrow an unstated amount from the RFC to make such loans, and the RFC is authorized to increase its outstanding obligations accordingly (Section 804). No provision is made in regard to coverage of losses.
- (56) The Secretary is authorized to provide, with or without charge, plans, specifications, inspection, and other technical services in connection with the lending operations under his control (Section 805). The Secretary may determine what are suitable standards of housing under this Title (Section 806a).
- (57) The Secretary may purchase at foreclosure any property in respect to which a loan has been made, and resell on terms of his own making. He may "enter into or require subordination or subrogation agreements with the holders of other obligations secured by the farm with respect to which a loan is made" (Section 806c, 806e).
- (58) In addition to the above methods for providing rural areas, a new Title (Title II) is added to the United States Housing Act which authorizes local housing authorities to construct dwellings for rent to families of low income in rural areas (farm or rural non-farm) (Sections 808-201, 202, 203).
- (59) A dwelling constructed under this plan may be sold to the tenant and, in any such sale, "credit shall be given for payments made by him which were applied toward amortizing the cost of the houses." (Section 808-204). Any subsidy previously paid is simply written off.
- (60) The Federal Public Housing Authority is authorized to make 45-year loans to local authorities to cover the cost of such housing at the "applicable going Federal rate," secured in any manner satisfactory to the Authority (Section 808-205).
- (61) To facilitate these operations, the FPHA may make maximum annual contributions which may cover all charges and expenses except the annual amortization, which latter amount represents the minimum that the tenant must pay. The contributions are to be reduced in accordance with the tenant's ability to pay more than that minimum. No provision for contributions by the local agency is included. The FPHA may enter into contribution contracts for this program totaling \$5,000,000 in each

year for 5 years. All contracts may run for a 45 year period (Section 808-206).

Title IX "Disposition of Permanent War Housing and other Federally Owned Housing with Preference to Servicemen and Veterans."

- (62) War housing built under the United States Housing Act "shall be disposed of consistently with the post-war housing need and with preference to families of servicemen and veterans" (Section 901), implying that such housing need not be used for normal low rent housing purposes except at the discretion of FPHA.
- (63) Permanent war housing built under the Lanham Act may be sold to local authorities for use as public housing (with preference given to veterans as tenants) without specific authorization by Congress in each case. Purchase of such housing may be accomplished by paying the Federal government all net income from the project over an agreed useful life of the project (Section 902).

Title X "Periodic Inventory of Housing Needs and Programs."

- (64) This Title calls for a special report by the NHA Administrator (each year or oftener) setting forth:
 - a. Estimates of housing needs for all parts of the country and for all income groups, urban and rural.
 - b. Rates of employment and investment in housing related to the "rates required for the construction industry's part in full production and full employment."
 - c. Progress "in meeting these needs and requirements."
 - d. Recommendations for governmental action.

General Notes

- (65) The total of authorized contracts for annual federal contribution under this bill might, at the end of a five year period, be in the amount of \$133,000,000, payable for an average period of about 43 years. To this should be added \$28,000,000 a year already authorized under the public program.
- (66) All authorizations for annual contributions may be made available at an earlier date than specified in the bill, if the President determines that such speeding up is justified by adverse housing or employment conditions.

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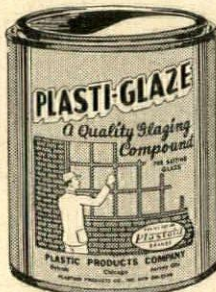
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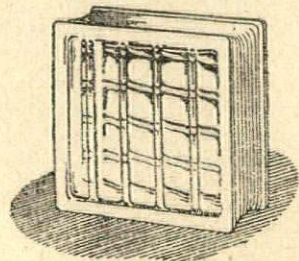
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